



**Petition Number:** 1410-SPP-22

**Subject Site Address:** Northeast corner of 161<sup>st</sup> Street and Spring Mill Road

**Petitioner:** Ryan Rediger, EMh&T on behalf of Kroger Limited Partnership

**Request:** Petitioner requests primary plat review for 7.751+/- acres within the Spring Mill Station NE Quadrant PUD.

**Current Zoning:** Spring Mill Station NE Quadrant PUD

**Current Land Use:** Vacant/Existing Fuel Center/Existing Grocery Store

**Approximate Acreage:** 7.751+/- acres

**Zoning History:** 1405-PUD-06 Rezoning to Spring Mill Station NE Quadrant PUD

**Exhibits**

1. Staff Report
2. Aerial Location Map
3. Primary Plat

**Staff Reviewer:** Ryan Clark, AICP

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#### **Procedural**

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|--------------------------------------|------------|
| • TAC Meeting                        | 09/23/2014 |
| • APC Notice Deadline                | 09/26/2014 |
| • APC First Meeting (Public Hearing) | 10/06/2014 |

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#### **Project Overview**

The subject properties are approximately 7.5+/- acres in size and are located on the northeast corner of 161<sup>st</sup> St. and Spring Mill Road (the "Property"). The Primary plat is for the Property located in the Spring Mill Station Northeast Quadrant PUD and consists of three separate lots including approximately 5 acres of the existing Kroger grocery store (Lot 1), approximately 1.75 acres of the vacant parcel north of the existing fuel station (Lot 3) and approximately .75 acres of the of the existing Kroger Fuel Center on the northeast corner of 161<sup>st</sup> Street and Spring Mill Road (Lot 2). The Spring Mill Commons shopping center in not included in this primary plat.



## **WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE**

### **Primary Plat Review**

#### **WC 16.04.220 Procedures**

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location
    - Staff Comment – COMPLIANT.
  - Any street related to the subdivision
    - Staff Comment – COMPLIANT
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
    - Staff Comment – Not Applicable
  - Title, scale, north point and date
    - Staff Comment – COMPLIANT
  - Land use adjacent to proposed subdivision and owners names
    - Staff Comment – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision
    - Staff Comment – COMPLIANT
  - Names and addresses of the owner, owners, land surveyor or land planner
    - Staff Comment – COMPLIANT
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
    - Staff Comment – COMPLIANT
  - Easements - locations, widths and purposes
    - Staff Comment – COMPLIANT
  - Statement concerning the location and approximate size or capacity of utilities to be installed
    - Staff Comment – COMPLIANT
  - Layout of lots, showing dimensions and numbers and square footage
    - Staff Comment – COMPLIANT
  - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
    - Staff Comment – Not Applicable
  - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent

- Staff Comment – COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
  - Staff Comment – COMPLIANT
- Building setback lines
  - Staff Comment – COMPLIANT
- Legend and notes
  - Staff Comment – COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
  - Staff Comment – COMPLIANT
- Other features or conditions which would affect the subdivision favorable or adversely
  - Staff Comment – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
  - Staff Comment – Not Applicable
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
  - Staff Comment – COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
  - Staff Comment – COMPLIANT
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
  - Staff Comment – Not Applicable
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
  - Staff Comment – COMPLIANT
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
  - Staff Comment -- Not Applicable

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**Spring Mill Station NE Quadrant (1405-PUD-06) – underlying General Business (GB) zoning**

1) Conceptual Plan

- a. The Real Estate shall be developed in substantial compliance with the Conceptual Plans. The Department shall determine whether a structure is consistent with the established



benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

- i. Comment: Complaint

2) Permitted Uses

- i. Comment: Compliant

3) Setbacks

a. "Area A.1"

- i. Front Yard along 161<sup>st</sup> Street shall be at least fifty (50) feet

- 1. Comment: Compliant

- ii. Side Yard that abuts existing residential to the north shall be at least sixty (60) feet.

- 1. Comment: Compliant

b. "Area A.2"

- i. Front Yard along Spring Mill shall be at least fifty (50) feet.

- 1. Comment: Compliant

- ii. Side Yard that abuts residential to the north shall be at least fifty-five (55) feet.

- 1. Comment: N/A

4) Parking

- a. The parking and loading standards of the Zoning Ordinance (WC § 16.04.120) shall apply.

- i. Comment: Compliant

5) Landscaping and Screening

- a. The District's landscaping and screening shall comply with the Zoning Ordinance (WC § 16.06), except as otherwise provided below.

b. Area A.2

- i. The north buffer yard shall be at least twenty-eight (28) feet wide on the property. A twenty-seven (27) feet wide easement on the Townhomes at Countryside Condominiums property shall be utilized to provide a total of a fifty-five (55) feet wide buffering area.

- 1. Comment: N/A

- ii. A visual barrier shall be provided between the District and Townhomes at Countryside Condominiums to the north. The visual buffer shall consist of an earthen berm and plantings. The plantings shall include coniferous trees for year round screening and deciduous trees for visual interest. The coniferous trees at the time of planting shall be at least eight (8) feet tall. The earthen berm shall be at least eight (8) feet tall. The species of the coniferous trees shall be a "Green Giant" Arborvitae, or similar species, which is known for its vigorous growth rates of 2-3' per year after established. Such plantings and berm shall be installed in substantial compliance with Exhibit C, attached and incorporated herein. The screening plant

material shall consist of at least forty-five (45) evergreen trees planted in a double staggered row ten (10) feet on center and off set six (6) feet.

1. Comment: N/A

iii. The west buffer yard shall be at least twenty (20) feet wide and planted in substantial compliance with Exhibit C.

1. Comment: N/A

6) Sign Standards

a. N/A; reviewed under separate submittal.

7) Lighting Standards

a. The District's lighting shall comply with the Zoning Ordinance (WC § 16.07.010).

i. All light fixtures shall be shielded and direct light downward towards the earth's surface

Comment: N/A

ii. Light should minimize glare

iii. Direct light from adjacent property owners

iv. Light poles shall not exceed 25'

v. Light meter readings shall not exceed:

vi. (0.5) foot candles at single family residential property and (1.0) foot candle at all other nonresidential property lines.

vii. Lighting under awnings shall only illuminate a building front, sign, or sidewalk, but shall not illuminate awning itself.

1. Comment: N/A

8) Architectural and Streetscape Design Standards

a. The procedures and regulations of **WC § 16.04.165** Development Plan Review applicable to the Underlying Zoning District shall apply. The Real Estate shall be developed in substantial compliance with Exhibit B, attached hereto, and incorporated herein, which illustrates the following: architectural quality, building materials, and site design.

i. Compliance with Exhibit B: Comment: N/A

b. Site Access and Site Circulation:

i. Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.

ii. Comment: Petitioner is working with Westfield Public Works Department (WPWD) to ensure compliance.

c. Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

i. Comment: COMPLIANT

- d. Standard: Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
  - i. Comment: COMPLIANT
- e. Landscaping
  - i. Comment: COMPLIANT
- f. Building Orientation
  - i. Each building façade visible from a public street or oriented to an adjoining Residential district shall be a finished façade
  - ii. No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
  - iii. No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
  - iv. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
    - 1. Comment: N/A
- g. Building materials
  - i. Buildings shall be used the exterior building material specified below on each façade visible from a public street or adjoining residential district:
    - 1. All brick
    - 2. Two (2) or more building materials, provided however that the primary building material be EIFS or brick and constitute sixty (60) percent of each façade visible from a public street or residential district. (shall be supplemented with multiple colors, textures, or arch. elements)
      - a. Comment: N/A

#### **Underlying General Business (GB) Standards**

- 1. Minimum Lot Area: No Minimum
- 2. Minimum Lot Frontage: 80 Feet
- 3. Minimum Building Setback Lines (see setbacks above)
  - a. Front Yard: 60 feet
  - b. Side Yard: 20 feet; abutting residential 60 feet
  - c. Rear Yard: 20 feet



4. Minimum Lot Width: No minimum
5. Maximum Building Height: 60 feet
6. Minimum Building Size: No minimum

Comment: Compliant

- 1) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as the Spring Mill Station Planning Area. This plan is consistent with recommendations of the Comprehensive Plan.

- 2) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: Compliant

- 3) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: COMPLIANT

- 4) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: COMPLIANT

- 5) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: COMPLIANT

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**Staff Recommendation:**

Petition 1410-SPP-22 requires a public hearing and is fully compliant.